



City of Seattle
Edward B. Murray, Mayor

Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3023355
Applicant Name: David Biddle
Address of Proposal: 1906 North 143rd Street

SUMMARY OF PROPOSAL

Land Use Application to allow a two-story single family residence with attached garage.
Existing structures to be demolished.

The following approval is required:

Special Exception to allow development of a qualified lot less than 3,200 sq. ft. in area in a Single Family zone (SMC 23.44.010.B.3).

BACKGROUND

The subject property is a corner lot 3,064 sq. ft. in size zoned Single Family (SF 5000). The neighborhood is exclusively single-family residential also zoned SF 5000. Structures in the vicinity are one to three stories in height. There is an existing single-story home located directly to the west. A two-story home is proposed directly to the north of the subject property and is also pursuing a Special Exception for development of a lot less than 3,200 sq. ft. in size. (3023356)

PUBLIC COMMENT:

Comments were received with the following concerns:

- Lots were divided with no public comment
- Retention of exceptional trees
- Size of lots is too small for the neighborhood
- The houses are too large for the proposed lot sizes.

SPECIAL EXCEPTION

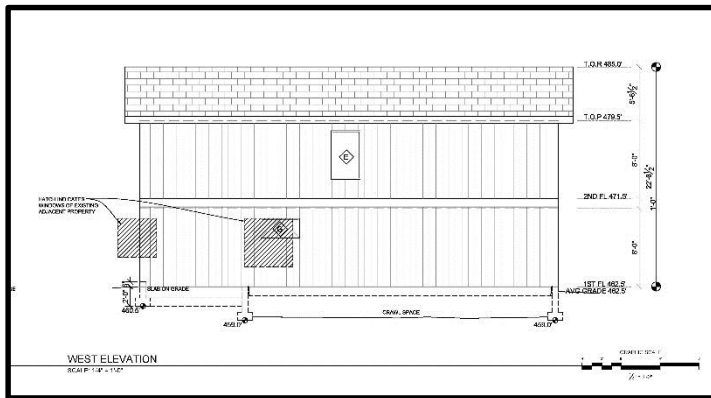
The Land Use Code provides a Special Exception review process for lots less than 3,200 square feet in area. A special exception Type II review as provided for in Section 23.76.004 is required for separate development of any lot with an area less than 3,200 square feet that qualifies for any

lot area exception in subsection 23.44.010.B.1. The special exception application shall be subject to the following provisions:

- a. *The depth of any structure on the lot shall not exceed two times the width of the lot. If a side yard easement is provided according to subsection 23.44.014.D.3, the portion of the easement within 5 feet of the structure on the lot qualifying under this provision may be treated as a part of that lot solely for the purpose of determining the lot width for purposes of complying with this subsection 23.44.010.B.2.c.*

The lot is 52.85 feet in width. The structure is 43' deep. The building, as proposed meets this zoning standard.

- b. *Windows in a proposed principal structure facing an existing abutting lot that is developed with a house shall be placed in manner that takes into consideration the interior privacy in abutting houses, provided that this provision shall not prohibit placing a window in any room of the proposed house.*



There is only one home abutting the subject property with a home and is located to the west. The proposed home proposes a small first floor bathroom window and a second floor stair landing window towards this existing structure. There should be no extra ordinary privacy impacts from the proposed home. A condition of approval will require the first floor west facing bathroom window to be translucent as it directly faces an existing neighbor's window.

- c. *In approving a special exception review, additional conditions may be imposed that address window placement to address interior privacy of existing abutting houses.*

The first floor bathroom window should use translucent glass as it faces into a neighboring window at the same level.

DECISION – SPECIAL EXCEPTION

The Director **conditionally approves** the Special Exception.

Conditions

Prior to Issuance of any Building Permits

1. The west facing first floor bathroom window shall use translucent glass.

Josh Johnson, Land Use Planner
Seattle Department of Construction and Inspections

Date: June 6, 2016

IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by Seattle DCI within that three years or it will expire and be cancelled. (SMC 23-76-028) (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.